



# Punjab Government Gazette

## EXTRAORDINARY

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### PUNJAB GOVERNMENT

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB  
(Housing Branch-II)

### NOTIFICATION

The 15th July, 2020

**No. 12/01/18-5Hg2/1323.**-With a view to facilitate 'Affordable Housing' for Lower and Lower Middle-Income Families, Governor of Punjab is pleased to notify a comprehensive 'Affordable Colony Policy' in supersession of the earlier policy issued vide notification 12/01/18-5hg2/374 dated 13/05/2020.

#### 1. Applicability

The policy shall be applicable to: -

- (i) Areas developed/ approved by Department of Housing and Urban Development and;
- (ii) In Residential and Mixed Land Use Zones in Master Plans and;
- (iii) In 3 km belt around Municipal Limits even if it is outside Master Plan.

#### 2. Policy Parameters: -

Sr. No.	Description	Parameters
<b>a.</b>	<b>Site Requirements</b>	
(i)	<b>Minimum Site Area</b>	
a)	Plotted or Plotted and Group Housing Mixed.	5 Acres
b)	Group housing only	2 Acres
c)	In Master Plan SAS Nagar and New Chandigarh,	Subject to provisions of Master Plan *(SAS Nagar Residential Zone - 25 acres, Mixed Land Use - 10 acres).  (New Chandigarh - Residential Zone - 100 acres, Mixed Land Use Zone - 5 acres).

(ii)	Minimum Right of Way for Approach Road (ROW) to Colony with only Plotted Development.	22'-0" widen to 40'-0" or as per Master Plan whichever is more.
(iii)	Minimum Right of Way for Approach Road (ROW) to Colony with Group Housing or Mixed Development	40'-0" widened to Master Plan
<b>b. Apportionment of Plotted Area</b>		
(i)	Minimum area under parks	<ul style="list-style-type: none"> <li>8% of effective site area (at least one park shall be of 50% of total park area).</li> <li>No parks shall be less than 50'-0" wide.</li> </ul>
(ii)	Minimum internal roads	25'-0"
(iii)	Community Centre (Minimum)	4% of effective site area
(iv)	Maximum total saleable area	60% of effective site area
(v)	Minimum % of EWS (within 60% saleable)	10% of plots
(vi)	Maximum Saleable commercial component (SCO's/ Shops/Booths) within overall total saleable area.	upto 5% of effective site area excluding parking area.
(vii)	Effective Site Area: Master plan sector road and city level green spaces will not be counted towards the area of the site.	<b>Example:-</b> If gross area of site is 10 acres, of which 1 acre comes under Master plan road and 1 acre comes under city level/ Master Plan green, then the area of the site will be taken as 8 acres and saleable area, open area, community centre, utilities, green area etc. shall be based on 8 acres.
<b>c. Plot Sizes</b>		
(i)	Maximum Plot size :- Affordable EWS	150 sq.yd (125.42 sq.m) 100 sq.yd (83.61 sq.m)
(ii)	Plot dimensions: - Minimum Frontage Minimum Depth	15'-0" 45'-0"
(iii)	Maximum Ground Coverage	70%.
(iv)	Maximum FAR	1:2.1
(v)	Maximum Height of Building	11 meters (excluding Mumty and Parapet wall)
(vi)	Maximum No. of Floors	G +2 Floors (Basement allowed as per building rules)
(vii)	Minimum setback Front Rear	7'-6" 7'-6"
(viii)	Boundary Wall	The front boundary wall of plots shall be optional for providing easy access for parking in front setback.

**d. Independent Floor (as marked in layout plan)**

(i)	Plot size	150 sq.yd
(ii)	Minimum frontage	25'-0"
(iii)	Maximum Ground Coverage	70%
(iv)	Maximum FAR	1:2.1
(v)	Maximum Height of Building	11 meters (excluding Stilt, Mumty and Parapet wall)
(vi)	Maximum No. of Floors	Stilt +3 Floors (Stilt is mandatory for parking only and clear height of stilt shall not be more than 2.7 meter) Basement not allowed.
(vii)	Minimum Front & Rear setback	Minimum 7'-6"

**e. Apportionment of Group Housing Area**

(i)	Minimum Area Under Parks	25% of effective site area (15% shall be contiguous green with minimum 15m width and 10% can be distributed)
(ii)	Minimum internal roads	25'-0"
(iii)	Community Centre (Minimum)	10% of effective site area
(iv)	Maximum Ground Coverage	35% of effective site area
(v)	Maximum FAR	1:3 of effective site area
(vi)	Maximum Height of Building.	No restriction, subject to fulfilment building rules/norms, and clearance from A.A.I, if required.
(vii)	Minimum Setback along the site boundary	As per Building Rules or minimum 6m whichever is more.
(viii)	Minimum Setback Around Building	As per Building Rules.
(ix)	Carpet area of Dwelling Unit (DU):	
	Affordable	upto 90 sq.m.
	EWS	30 sq.m to 45 sq.m
(x)	Mandatory EWS	10% of the apartments
(xi)	Minimum Required Parking: -	
	upto 60sq.m	0.5 ECS per D/U
	above 60sq.m	1.0 ECS per D/U
(xii)	Saleable Commercial Area excluding Parking	5% of effective site area
(xiii)	<b>Mixed Plotted and Group Housing Projects</b>	Site Apportionment norms of plotted and Group housing areas will apply separately. However, the areas can be combined / clubbed as in case of Community Centre and Open Spaces and Utilities

**3. Competent Authority: -**

Sr. No.	Site Area	CLU	Layout Plan /Zoning Plan	
			Plotted	Group Housing / Mixed (Plotted and Group Housing) Projects
a.	Upto 10 acres	STP	STP	CTP
b.	Above 10 acres	CTP	CTP	CTP
(i) Licenses to all the colonies shall be granted by Director Town and Country Planning, Punjab (DTCP).				
(ii) <i>Approval of Building Plan shall be as per the order issued vide letter no. 1219-37 CTP(Pb) SP-432 dated 27.02.2018 or as amended from time to time</i>				

**4. Notes / Clarifications:**

- (i) Other Building Bye Laws shall apply.
- (ii) Developer will be free to sell the EWS units without the restrictions of PAPRA in this regard.
- (iii) Following due procedure for amendment of layout, already approved colonies for group housing pocket can avail of this policy for vacant pockets provided the pocket size is 5 acres minimum. No separate license shall be required in such cases.
- (iv) The 5 acres limitation will not apply in case of colonies already approved for affordable housing whether plotted or for group housing. Even left out pockets can thus be merged in case of already approved affordable colonies.
- (v) Those who migrate from 2016 policy, shall have to pay CLU/EDC/LF/SIF etc. at today's rates.
- (vi) Clubbing of two or more plots shall not be allowed.
- (vii) Independent floors shall be in complete row and the back row if back common.
- (viii) Density norms shall not apply.

Sd/-

**SARVJIT SINGH, IAS,**Principal Secretary to Government of Punjab,  
Department of Housing and Urban Development.Chandigarh  
The 15th July, 2020